

# TOWN CENTRE OFFICE/REDEVELOPMENT OPPORTUNITY

WITH PARKING

*Area 823 sq ft (76.46 sq m) approx*

**FOR SALE – GUIDE PRICE £325,000.00)**



**POUND HOUSE • POUND LANE • GODALMING • SURREY • GU7 1BX**

**LOCATION:**

Godalming is a prosperous and attractive Surrey market town with a population of approximately 21,800 situated some 4 miles south-west of Guildford and 37 miles south-west of London. The A3 trunk road is nearby via B3000 which provides dual carriageway access to London and the coast as well as the M25 and the national motorway network. Godalming station, some 10 minutes' walk away, provides a regular commuter service to London Waterloo with a journey time of 45 minutes. *ctd.>*

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

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**LOCATION (cont'd):** The premises are situated in a quiet location yet within 50 metres of the south side of the semi-pedestrianised High Street, close to Lloyds Bank and opposite Great George Street and the entrance to the to the main Town Centre car park. The property occupies an excellent position close to a number of multiple retailers including Waterstones, W H Smith, Robert Dyas, Vision Express, Boots



**DESCRIPTION:** Accessed from the ground floor entrance door, the premises provides a mixture of individual offices with a double aspect open plan suite to the front of the premises at 1st floor level, partially over-looking the High Street.

- Small entrance hall-way with door to utility/store room, plus door to Court Yard
- Carpeted staircase to 1st floor office accommodation Kitchenette with sink unit, cupboard, work-top and small fridge
- W/C cloaks
- Landing storage cupboard
- Office suite over-looking rear Court Yard with bi-fold doors to split into two separate offices
- Two further individual offices over-looking Pound Lane
- Large open plan double aspect office to front with fluorescent lighting
- Gas central heating system with wall mounted radiators
- Ceiling spot lights throughout
- Carpet throughout

**ACCOMMODATION:** (all areas net and approx:)

Office 1:	18'9" x 9'11"	(16.29 sq m)
Office 2:	9'10 x 7'10"	(7.2 sq m)
Office 3:	8'2" x 7'5"	(5.75 sq m)
Office 4:	17'11" x 12'7"	(59.28 sq m)
Kitchenette:	Not measured	
W/C Cloakroom:	Not measured	
Ground Floor Entrance Hall:	Not measured	
Ground Floor Utility:	Not measured	
Car Parking:	2 x car parking spaces in part-covered Court Yard.	

**Total:** **823 sq ft** (76.46 sq m)

**AVAILABILITY:** The premises are available immediately with vacant possession and could suit an owner occupier, or residential development under Planning Approval PRA/2021/01315 (please see attached plans).

**PRICE:** Guide price £325,000.00 for the long leasehold interest (999 Years Lease from 1989) with a share of the freehold interest with the owners of the shop premises below currently trading as Record Corner.

**VAT:** The premises are not elected for VAT.

**BUSINESS RATES:**

Description:	Office and Premises
Rateable Value:	£8,500.00
Rates Payable:	<b>£4,241.50</b> for the financial year 2021/2022

NB: Small Business Rate relief may apply, in which case the Rates Payable will be £0.00

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# Energy Performance Certificate

Non-Domestic Building

Pound House  
Pound Lane  
GODALMING  
GU7 1BX

**Certificate Reference Number:**

0910-0733-8289-1999-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**103**

This is how energy efficient the building is.

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	67
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	79.19
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

**25** If newly built

**73** If typical of the existing stock

NB EPC Feb 2017.

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**EXISTING ELEVATIONS SCALE 1:100**

**BLOCK PLAN SCALE 1:200**

**EXISTING FLOOR PLANS SCALE 1:100**

**KEY**

- Shared Areas
- Flat 1
- Flat 2

**ADAPT ARCHITECTURE**  
 PROJECT NO: PH-21  
 SCALE: 1:100 (A1)  
 DRAWN BY: AG  
 CHECKED BY: AS  
 DATE: 28/05/2021

**PH-P-02**

**Proposed Plans & Elevations**

ISSUE DATE: 28/05/2021 **A1**

**LEGAL COSTS:** Each party to bear their own professional and legal costs in the transaction.

**VIEWING:** Strictly by prior appointment through the **Sole Agents:**



**Rod Walmsley**      **Andrew Russell**  
*rod@gascoignes.com*      *andy@gascoignes.com*

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